

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

OCTOBER 1, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Jim Liberman presiding. Upon roll call, the following responded:

Present

Jim Liberman, Acting Chairman
Michael A. Schoedel, City Manager
Debbie Igielnik
Marc Lopata
Scott Wilson

Absent:

Harold Sanger, Chairman
Steve Lichtenfeld, Aldermanic Representative

Also Present:

Catherine Powers, Director of Planning & Development Services
Kevin O'Keefe, City Attorney

Acting Chairman Liberman welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – REGULAR MEETING OF SEPTEMBER 17, 2007

The minutes of the regular meeting of September 17, 2007 were presented for approval. The minutes were approved, after having been previously distributed to each individual member.

REQUEST FOR EXTENSION OF SITE PLAN AND ARCHITECTURAL REVIEW BOARD APPROVALS – MIXED-USE PROJECT-7454 FORSYTH (ORCHARD DEVELOPMENT GROUP)

Joshua Wolreich, Vice President of Development, was in attendance at the meeting.

Catherine Powers explained that this is a request for extension of the approval of the Site Plan for the Trianon Project located at 7454 Forsyth Boulevard, in the Clayton Plaza Overlay District, which consists of three buildings and site improvements. Details of the project were provided. Catherine indicated that the Plan Commission approved the site plan for this project on October 3, 2006 and that the City's Zoning Ordinance specifies that site plan approvals expire

one year from the date of approval if building permits are not applied for within that time frame. She stated that there are provisions within the Zoning Ordinance allow the applicant to request an extension by submitting a written request to the Director of Planning prior to the expiration date. She indicated that the applicant has submitted a written request for an extension and that staff is recommending approval of the extension to October 1, 2008.

Mr. Wolreich thanked the City for its continued support of this project. He stated that the Sales Center opened June 14th and that they have 30 solid contracts. He stated the project has been well received and that they are still working on their construction drawings, particularly the engineering drawings. He stated that he believes that they will begin construction the first or second quarter of 2008.

Mike Schoedel asked if they are requesting a 12 month extension.

Mr. Wolreich replied "yes".

Catherine Powers noted that building permits must be applied for within the time frame of this one year extension.

Marc Lopata asked why the delay.

Mr. Wolreich assured the members they are moving forward with the project, but they want to have all their ducks in a row. He stated that the primary issue was opening the Sales Center which has been done.

Debbie Igielnik asked what percentage is 30 units.

Mr. Wolreich replied 20%. He stated they will close on the land in 2008; that the property is currently under contract.

Mike Schoedel asked if there has been discussion with Mr. Mehlman regarding connecting the two projects (Trianon and The Crescent).

Mr. Wolreich replied "yes".

Acting Chairman Liberman asked if the 30 units that have been sold are in the tower building.

Mr. Wolreich replied "yes".

Debbie Igielnik asked if spaces in the other two buildings have yet been sold.

Mr. Wolreich replied "no"; he stated that they have not opened them up for sale yet.

Marc Lopata asked if there are a minimum number of units that must be sold before they close on the property.

Mr. Wolreich replied "no".

Acting Chairman Liberman asked if there are a minimum number of units that must be sold to begin construction.

Mr. Wolreich replied “yes”, but that number has not yet been established.

Marc Lopata asked if there is a downside to approving the extension per the City’s opinion.

Catherine Powers replied “no”. She stated the extension is needed in order for the project to remain viable.

Debbie Igielnik asked about parking.

Catherine Powers stated that the parking required for this project was based on a shared parking concept; however, this project is providing more parking than what would be required per the Transit Oriented Development (TOD) District requirements.

Marc Lopata asked if they could scale back parking if the TOD regulations are approved.

Catherine Powers replied “no”; not without an amendment since the project is already approved.

Being no further questions or comments, Marc Lopata made a motion to extend the site plan approval to October 1, 2008. The motion was seconded by Scott Wilson and received unanimous approval of the members.

The request for extension of the Architectural Review Board approval was up for discussion.

Catherine Powers explained that the Architectural Review Board approval also expires one year from date of approval.

Acting Chairman Liberman asked if any architectural changes have been made to the project.

Mr. Wolreich replied “no”.

Being no further questions or comments, Debbie Igielnik made a motion to extend the Architectural Review Board approval to October 1, 2008. The motion was seconded by Scott Wilson and unanimously approved by the Board.

GARAGE RENOVATION – 211 S. CENTRAL AVENUE

Mr. Robert Hartzog, project architect was in attendance at the meeting. Also in attendance were Ms. Loretto Freeman, interpreter and Mr. Theodore Dearing, property owner.

Catherine Powers explained that on September 6, 2007, the Board of Adjustment granted a parking variance for two-spaces associated with the proposed renovation. To offset the loss of these spaces, the Board of Adjustment issued a condition of their approval requiring the building owner to maintain two off-street spaces. Due to structural issues, the applicant is proposing to remove the upper parking deck and re-stripe the lower level to provide parking for 12 vehicles. The ramp leading up to the upper level will be removed and the exterior brick walls will be repaired. The applicant is proposing to install an aluminum trellis system to conceal the support beams. Additionally, the support columns and interior walls of the parking garage will be painted. The rear exit door on the second floor will remain. The applicant is proposing to install a red awning to cover the walkway and stairway leading to the alley. Catherine stated that staff recommends approval as submitted.

Mr. Hartzog introduced himself and Loretto to the members. He indicated that the plan is for the renovation of the existing parking garage at 211 S. Central Avenue. He thanked the City for their assistance with this procedure. He stated he has a two-part presentation; a PowerPoint presentation and the presentation of drawings. Mr. Hartzog began the PowerPoint presentation. The first slide depicted an aerial view of the property, with emphasis on the location of the subject parking. He explained that the property is located in the Central Business District and is zoned HDC (High Density Commercial). He stated the brick 7,000 square foot office building was constructed in 1940 and that the building is currently completely occupied by a variety of businesses. A slide depicting the back of the building (area containing the subject parking) was presented along with area locations of public (general) parking. He stated that the parking area cannot be seen from South Central, South Meramec or Bonhomme. He stated the structure has steel frames covered by 6" thick concrete with brick veneer to cover the concrete wall. He stated the garage has access to the building on the lower and first floor levels. Slides depicting various views of the subject parking area were presented. Mr. Hartzog indicated that the garage looks "terrible" and needs to be cleaned up. He stated that in the early stages of the renovation process, they discovered that the garage was not structurally sound and therefore, the second parking level was removed and cannot be replaced. He stated some of the beams cannot be removed. He stated that the dumpster which was located on the first floor of the parking structure has been relocated to the outside and will be stored under the stairs. He indicated that all of the exposed structural frame will be painted and that rafters and a trellis system will be installed, as will a metal stairway leading from the second story to the alley and a 5' wide red awning; the concrete retaining wall will also be painted. A slide depicting the structural support columns was presented. Mr. Hartzog explained that these support columns must remain, but that three of the beams can and will be removed as part of the renovation. A slide depicting the parking area after renovation was presented. Mr. Hartzog asked if there were any questions.

Marc Lopata asked about storm water. He stated that storm water will now fall into the lower level.

Mr. Hartzog indicated that there is a 2' diameter sewer drain on the first level.

Marc Lopata asked if the upper level connected to the same drain.

Mr. Hartzog replied "yes".

Scott Wilson asked the current function of the building.

Mr. Dearing indicated that the current tenants include a law office, private investigator's office and financial planning office.

Marc Lopata asked how individuals will exit the building from the back.

Mr. Dearing explained that there are exits on the first floor and lower level on the north side.

Acting Chairman Liberman asked for the current number of parking spaces.

Mr. Hartzog stated there were 16 total (before removal of the upper parking deck); 2 spaces have been removed. Once the project is complete, there will be a total of 14 spaces (12 in the subject parking area plus 2 in the garage).

Mike Schoedel commented that the improvements are nice. He asked if a complete redevelopment of the building is anticipated.

Mr. Dearing indicated that in the long run, the building probably will not remain. He stated he has no active plans for further renovations.

Acting Chairman Liberman asked the estimated construction cost for this project.

Mr. Dearing replied \$110,000.00. He apologized for the unsightliness of the building.

Mr. Hartzog indicated that when Mr. Dearing first contacted him, he was told that the structure was not structurally sound and as such, the second parking level could not be replaced.

Mike Schoedel asked the time frame for the project.

Mr. Dearing stated he was very anxious to get the project started and wants it done as soon as possible. He stated he occupies the second floor of the building.

Marc Lopata asked about recycling capabilities.

Mr. Dearing indicated that his office recycles paper and aluminum cans but that he does not believe the other tenants recycle.

Marc Lopata advised Mr. Dearing that the site needs to be secured as it is dangerous. He stated the boards are not secure.

Mr. Dearing indicated that he believes the boards would hold, but he understands the concern.

Acting Chairman Liberman asked if the trash truck will be able to access the dumpster at its new location.

Mr. Hartzog replied "yes".

Acting Chairman Liberman asked that the materials be presented.

Mr. Hartzog presented a poster board containing samples of the proposed materials.

Acting Chairman Liberman asked if there are any issues with staff.

Catherine Powers stated that staff has worked diligently with the applicant on this project.

Marc Lopata asked about the wood members.

Mr. Hartzog indicated that they are manufactured by Alumiwood and are actually not wood at all, but an aluminum product.

Being no further questions or comments, Debbie Igielnik made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the members.

Mr. Hartzog thanked the members for their time.

Acting Chairman Liberman complimented Mr. Hartzog on his excellent presentation.

Mike Schoedel informed the members that the first TIF (Tax Increment Financing) meeting regarding the Carondelet Village will take place Wednesday at 5:30 p.m.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:20 p.m.

Recording Secretary